

004.A

0004

0103.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

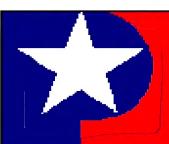
526,000 / 526,000

USE VALUE:

526,000 / 526,000

ASSESSED:

526,000 / 526,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
103		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 103

Owner 1: DAVIES GERAINT H.M.

Owner 2: GRENIER MELISSA C

Owner 3:

Street 1: 103 VARNUM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SLATTERY IAN -

Owner 2: -

Street 1: 103 VARNUM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Asbestos Exterior and 1157 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7254																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102	0.000	526,000			526,000			315081
Total Card	0.000	526,000			526,000			GIS Ref
Total Parcel	0.000	526,000			526,000			GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: 454.62	/Parcel: 454.62		Entered Lot Size		Insp Date
						Total Land:		05/10/18
						Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID 004.A-0004-0103.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	526,000	0	.	.	526,000		Year end	12/23/2021
2021	102	FV	442,200	0	.	.	442,200		Year End Roll	12/10/2020
2020	102	FV	435,600	0	.	.	435,600	435,600	Year End Roll	12/18/2019
2019	102	FV	449,800	0	.	.	449,800	449,800	Year End Roll	1/3/2019
2018	102	FV	397,600	0	.	.	397,600	397,600	Year End Roll	12/20/2017
2017	102	FV	362,300	0	.	.	362,300	362,300	Year End Roll	1/3/2017
2016	102	FV	362,300	0	.	.	362,300	362,300	Year End	1/4/2016
2015	102	FV	334,700	0	.	.	334,700	334,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLATTERY IAN,	75318-101	2	8/7/2020		620,000	No	No		
DEMEDEIROS MARI	62169-41		7/2/2013		355,000	No	No		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/14/2019	1851	Redo Bat	14,225	C					9/9/2020	SQ Mailed	JO	Jenny O
									5/10/2018	Measured	DGM	D Mann
									3/5/2014	Info Fm Prmt	EMK	Ellen K
									1/16/2014	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv	Full Bath: 1	Rating: Very Good	GLA=1157.																
Sty Ht: 1 - 1 Story	A Bath:	Rating:																	
(Liv) Units: 2	3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block	A 3QBth:	Rating:																	
Frame: 1 - Wood	1/2 Bath:	Rating:																	
Prime Wall: 5 - Asbestos	A HBth:	Rating:																	
Sec Wall:	OthrFix:	Rating:																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																
Color: GREEN	A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																
View / Desir:	Frl:	Rating:	Other																
	WSFlue:	Rating:	Upper																
			Lvl 2																
			Lvl 1																
			Lower																
			Totals RMS: 5 BRS: 2 Baths: 1 HB:																
GENERAL INFORMATION				CONDO INFORMATION				RESIDENTIAL GRID				SKETCH							
Grade: C+ - Average (+)																			
Year Blt: 1926	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdict: G15	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster	Functional:	%		Interior:	1	5	2	1											
Sec Int Wall:	Economic:	%		Additions:															
Partition: T - Typical	Special:	%		Kitchen:															
Prim Floors: 3 - Hardwood	Override:	%		Baths:															
Sec Floors:	Total:	10.8 %		Plumbing:															
Bsmt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmt Gar:				General:															
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 004.A-0004-0103.0				SKETCH						
SPEC FEATURES/YARD ITEMS																SKETCH			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:									Total:					